

Overview of Sewer Assessments

Sewer Assessments were calculated by the unit measure process (as compared to the frontage method or land area method). By this process each lot was analyzed regarding its potential wastewater flow. In order to compare residential with commercial we utilized Title 5 to define wastewater flows. Taking all of the residential properties being served we found that the average wastewater flow per day was 300 gpd. This became our standard measurement for units (1 unit = 300 gpd). (We also recognized that condominiums or apartments with 2 bedrooms or less would be a .67 unit.) For commercial we applied a 75 gpd per 1,000 sf. in relationship to the allowance of Floor Area Ratio (FAR). Based on that each commercial lot was analyzed for their FAR potential and was assigned the appropriate number of units (4,000 sf. FAR = 1 Unit). No matter what their current FAR was they were charged for their maximum potential FAR. The cost of one unit was calculated to be \$12,311.52 and each lot was assessed that amount when final betterments were issued. As long as a property doesn't exceed its FAR or the wastewater flow anticipated for that FAR there are no additional charges.

Since final betterments were issued we have had occasions where the wastewater flow anticipated for the FAR has been exceeded. In those cases a privilege fee is charged for the exceedence based on units. This must be paid in full before occupancy. Two examples where this has happened is a restaurant locating in a former retail space and a 40B project locating in a commercial area. The wastewater flow for restaurants is calculated by seats. Each seat has a value of 35 gpd which means that each unit can support 8.57 seats (300 gpd/35 gpd). If a 100 seat (3,500 gpd) restaurant located on a property with an FAR of 10 (3,000 gpd) than the difference of 500 gpd (1.67 units) would be charged as a privilege fee. 40 B projects would be assessed according to bedrooms (110 gpd). If a project with 30 bedrooms (3,300 gpd) located on the property with an FAR of 10 (3,000 gpd) than the difference of 300 gpd (1 unit) would be charged as a privilege fee.